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GILA COUNTY COMMUNITY DEVELOPMENT

Joe Mendoza, Director

Terry Smith, Deputy Director

January 25, 2006

Dwight D. Nodes
Assistant Chief Administrative Law Judge
Arizona Corporation Commission
1200 W. Washington Street
Phoenix, Arizona 85006

cc: Steven Olea, Assistant Director
Marlin Scott, Jr, Utilities Engineer
Docket Control

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ARIZONA CORPORATION COMMISSION
HEARING DIVISION

Re: Docket# W-03514A-05-0729 Payson Water Co. - Geronimo System

Dear Judge Nodes:

I am the Building Official for Gila County and I am writing to ask for your help with the ACC water moratorium in effect in the Geronimo Estates/Elusive Acres subdivision near Pine, Arizona.

Currently, your staff has proposed to allow the Payson Water Company to set 4-8 new water meters. Customers would be placed on a waiting list and, when their name comes up, Payson Water would set the meter. The customer then would have 45 days to get a building permit or the meter would be pulled. Because these meters are set by local employees who then notify the California office which then generates a letter to notify the customer, there can be up to a 2 week delay before the customer is aware that there is water to the property and the 45 day limit has already begun.

Now the customer has about 30 days to put plans together and collect all the related information and clearances we need before we can accept those plans. This could take another couple of weeks if there are no Floodplain, Health or Grading and Drainage issues that could hold things up. (This is assuming that the plans have already been drawn. If they have not, the time can expire while they are trying to get them drawn.)

Now the customer has approximately 2 ½ weeks left to get a permit. In any 45 day period, there can be 14 weekend days where a customer would be unable to do business with any County or Government office or the water company.

Now the customer has approximately 3 business days left. Plan review is done on a "first come-first served" basis and, based on demand, 2 to 4 weeks can pass before the plan gets to the reviewer. It then takes about 2 to 4 weeks for a plan to be reviewed, corrections made and a permit issued. We can and have put these types of customers ahead of others. But if there are any structural or code issues that have to be corrected on the plans, (which normally occurs) the 45 days limit can easily expire.

I am writing to you to ask that the proposed 45 day limit be increased to at least 90 days to give customers the time they need to get a permit. If not, I believe you are creating a situation where the customer can lose the money they have invested in water deposits, design services and plan review as well as the opportunity to build their home when the time limit runs out and their meter is pulled.

Thank you for your consideration in this matter. Please call me if you have any questions.

Sincerely,



Joe Mendoza